| 068.0 | 0002 | 0007.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 798,400 | / | 798,400 |
| USE VALUE: | 798,400 | / | 798,400 |
| ASSESSED: | 798,400 | / | 798,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 204 | | SUMMER ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | GLYNN FERGAL T. F. ETAL/ TRS |
| Owner 2: | FERGAL THOMAS FRANCIS GLYNN & |
| Owner 3: | NIAMH AINE O'DRISCOLL LIVING T |
| Street 1: | 204 SUMMER ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | GLYNN FERGAL & - |
| Owner 2: | O DRISCOLL NIAMH - |
| Street 1: | 204 SUMMER ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 6,322 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1890, having primarily Vinyl Exterior and 2250 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 6322.000 | 414,300 | | 384,100 | 798,400 |
| Total Card | 0.145 | 414,300 | | 384,100 | 798,400 |
| Total Parcel | 0.145 | 414,300 | | 384,100 | 798,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.84 | /Parcel: 354.8

## Legal Description

## User Acct

43312

## GIS Ref

## GIS Ref

## Insp Date

10/09/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 068.0-0002-0007.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 414,300 | 0 | 6,322. | 384,100 | 798,400 | 798,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 302,800 | 0 | 6,322. | 384,100 | 686,900 | 686,900 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 302,800 | 0 | 6,322. | 257,900 | 560,700 | 560,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 302,800 | 0 | 6,322. | 246,900 | 549,700 | 549,700 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 302,800 | 0 | 6,322. | 225,000 | 527,800 | 527,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 295,600 | 0 | 6,322. | 181,100 | 476,700 | 476,700 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 295,600 | 0 | 6,322. | 161,900 | 457,500 | 457,500 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 295,600 | 0 | 6,322. | 153,600 | 449,200 | 449,200 | | 12/13/2012 |

!5848!

## PRINT

| Date | Time |
|---|---|
| 12/10/20 | 20:40:58 |

## LAST REV

| Date | Time |
|---|---|
| 04/14/20 | 15:54:13 |
| mmcmakin | |
| 5848 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 43312 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT.

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| GLYNN FERGAL &, | 74281-529 | 1 | 3/13/2020 | Convenience | 1 | No | No | | |
| JENKS JENNIFER, | 61345-558 | | 3/6/2013 | | 544,000 | No | No | | |
| JENKS JENNIFER, | 58022-247 | | 12/6/2011 | Convenience | 100 | No | No | | |
| JOHNSON MARLI | 50993-354 | | 4/4/2008 | | 485,000 | No | No | | |
| KEANEY BEATRICE | 47892-471 | | 7/31/2006 | Change>Sale | 365,000 | No | No | | |
| | 8876-308 | | 1/1/1901 | Family | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 8/6/2018 | 1100 | Re-Roof | 8,500 | C | | | | |
| 12/11/2006 | 1069 | Manual | 1,500 | | | G8 | GR FY08 | new stairs |
| 12/4/2006 | 1049 | Redo Bat | 5,200 | | | G8 | GR FY08 | re-do 2 baths |
| 11/9/2006 | 972 | Manual | 18,500 | | | G8 | GR FY08 | replace deck finis |
| 8/9/2006 | 667 | Redo Kit | 32,000 | | | G8 | GR FY08 | replace 7 windows |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/9/2018 | MEAS&NOTICE | CC | Chris C |
| 5/26/2009 | Measured | 189 | PATRIOT |
| 8/6/2007 | Permit Visit | BR | B Rossignol |
| 11/15/2006 | MLS | MM | Mary M |
| 5/13/2000 | Inspected | 270 | PATRIOT |
| 1/10/2000 | Mailer Sent | | |
| 1/10/2000 | Measured | 264 | PATRIOT |
| 8/3/1993 | | AJS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 6322 | | Sq. Ft. | Site | | 0 | 70. | 0.87 | 11 | | | Med. Tr | -10 | | | | | 384,087 | | | | | | 384,100 | |

Total AC/HA: 0.14513 | Total SF/SM: 6322 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 384,087 | Spl Credit | Total: 384,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1890 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 125.00 |
| Size Adj.: | 1.23333335 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 154.151 |
| Other Features: | 114000 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 464437 |
| Depreciation: | 50159 |
| Depreciated Total: | 414278 |

## COMMENTS

NEXT TO LITTLE JOE`S STORE.

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 9 | BRs: | 4 | Baths: | 3 | HB | |
|---|---|---|---|---|---|---|---|---|

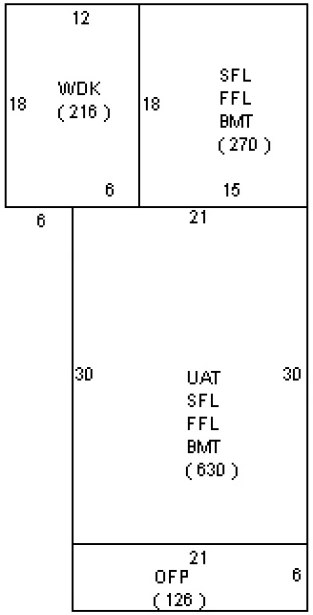
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 9 | 4 | M |
| Totals | | | |
| 1 | 9 | 4 | |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 900 | 63.590 | 57,229 |
| FFL | First Floor | 900 | 154.150 | 138,736 |
| SFL | Second Floor | 900 | 154.150 | 138,736 |
| WDK | Deck | 216 | 10.630 | 2,296 |
| UAT | Upper Attic | 158 | 61.660 | 9,712 |
| OFP | Open Porch | 126 | 29.590 | 3,729 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 3,200 | | | Total: | 350,438 |
| Size Ad | 1800 | Gross Are | 3672 | FinArea | 2250 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | AFB | 50 | A | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 154.15 |
| Special Features: | 0 | Val/Su Net: | 129.47 |
| Final Total: | 414300 | Val/Su SzAd | 230.17 |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

068.0-0002-0007.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|